

<b>To:</b>	Warden Matrosovs and Members of Grey County Council
<b>Committee Date:</b>	January 23, 2025
<b>Subject / Report No:</b>	CSR-CW-01-25
<b>Title:</b>	Rowe's Lane Redevelopment Architectural Requirements
<b>Prepared by:</b>	Anne Marie Shaw
<b>Reviewed by:</b>	Kim Wingrove
<b>Lower Tier(s) Affected:</b>	Southgate

## Recommendation

1. That **CSR-CW-01-25 Rowe's Lane Redevelopment Architectural Requirements** be received; and
2. That in order to qualify for new funding opportunities for a 40-unit affordable housing build in Dundalk a class B construction cost estimate be completed and tender ready construction drawings be prepared;
3. That staff be directed to move forward with Phase 2 of the contract with JPM Architectural Inc. to provide the required architectural services at a cost of \$154,500 excluding HST;
4. And that the cost be funded from the Affordable Housing Reserve Fund.

## Executive Summary

The purpose of this report is to request approval to move forward with schedule two for architectural services for the redevelopment of Rowe's Lane. In order to qualify for CMHC funding, a project requires a class B cost estimate and tender ready construction drawings. Phase 2 of the previously tendered architectural services awarded to JPM Architectural in August 2024 will provide a Class B estimate of cost and tender ready architectural drawings required to apply for funding from the Province and the Canadian Mortgage and Housing Corporation. Staff are proposing to fund this unbudgeted expenditure from the Affordable Housing Reserve Fund.

## Background and Discussion

A County owned site in Dundalk was identified for redevelopment as part of the Affordable Housing Action plan. The site is located at 130 Rowe's Lane in Dundalk, the current 11-unit building is being demolished. This site has approximately one acre of developable land. Staff proposed a three story, 40 -unit building consisting of 16 bachelor apartments and 24 one-

bedroom apartments be developed to meet the greatest need according to the Grey County wait list in Southgate.

At the August 1, 2024 Community Services Committee meeting JPM Architectural Inc was awarded the architectural tender for the build in the amount of \$348,250 exclusive of HST.

JPM Architecture Inc formerly Allan Avis Architects is a local firm out of Goderich. They have successfully completed over 50 affordable housing, long term care and medical service projects and have worked with Grey, Bruce and Huron Counties. JPM Architecture is familiar with the typical project requirements for affordable builds and working with staff to meet Provincial or Federal funding guidelines and schedules.

The tender for services was divided into 3 schedules depending on funding and funding opportunities.

Schedule One \$75,750

- Drawings Ready for Site Plan Approval
- Full Architectural Drawings Plans, Elevations, Building Sections, Wall Sections and Details with Full Code Review
- Full Class 'C' Cost Estimate for overall Building costs of project with cost Breakdowns (i.e. Architectural, Mechanical, Electrical, Structural, Site Work etc.)

Schedule Two \$154,500

- Final Full set of Architectural, Drawings Ready for Tender, and Specification
  - Civil Engineering Drawings and Specification
  - Mechanical Engineering Drawings and Specifications
  - Electrical Engineering Drawings and Specifications
  - Structural Engineering Drawings and Specifications
  - Other consultants if required

Schedule Three \$118,000

- Architectural Oversight/Review Activities During Construction and Final Signoff
- Civil Oversight/Review Activities During Construction and Final Signoff
- Mechanical Oversight/Review Activities During Construction and Final Signoff
- Electrical Oversight/Review Activities During Construction and Final Signoff
- Structural Oversight/Review Activities During Construction and Final Signoff
- Other consultants as required

The Community Services Committee supported Schedule One of the architectural services to be completed to obtain architectural drawings and a Class C estimate. Staff applied and received \$51,500 in Seed Funding from Canadian Mortgage and Housing Corporation (CMHC) and the remaining funds were from the Affordable Housing Reserve Fund.

### **Funding Opportunities**

Two funding opportunities currently available require a Class B cost estimate, a full set of architectural drawings ready for tender and the ability to have a permit within 120 days.

The Canada Mortgage and Housing Corporation announced a new funding program called the Affordable Housing Fund which provides up to 75% of the costs of a build through a combination of a loan and a grant. The grant is significantly higher than previous programs at 30% of the 75% in eligible expenses. To apply a Class B estimate must be included in the business case.

The Last Mile Funding was announced on December 13, 2025 by the Province. It provides top up funding for affordable and supportive housing projects that are in the advanced stages of construction or shovel ready and able to start construction within 120 days of signing a contribution agreement. A full set of architectural drawings that are tender ready are required to meet the 120 day start deadline. Grey County submitted a business case to meet the funding deadline of January 10, 2025.

## Financial and Resource Implications

To meet the requirements for these funding opportunities and future funding program requirements, staff are seeking approval to move forward with architectural services under schedule two at a cost of \$154,500 exclusive of HST or \$157,219 inclusive of HST. These costs were not included in the 2025 budget. Staff are proposing the \$157,219 be funded from the Affordable Housing Reserve Fund. After taking into consideration this unbudgeted expense, this reserve is projected to have a balance of \$451,300 at the end of 2025.

## Relevant Consultation

- Internal (list)
  - Finance
- External (list)
  - JPM Architectural Inc
  - Canada Mortgage and Housing Corporation

# Appendices and Attachments



**SOUTH ELEVATION**

**EXTERIOR MATERIALS LEGEND**

	CAYUGA BRICK WILLIAMSBURG 1M2
	VIVEST BELLARA STONE NATURAL MAPLE
	VIVEST BELLARA STONE COURTYARD WHITE
	VIVEST BELLARA STONE EXPRESS
	PRECAST CONCRETE WHITE SMOOTH
	ASIARY METALS STANDING SEAM METAL ROOFING GRANITE



**WEST ELEVATION**



**SECOND FLOOR PLAN**



FIRST FLOOR PLAN